

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR GENERAL BUSINESS SIGNS ON PROPERTY PRESENTLY ZONED OFFICE SAID PROPERTY BEING LOT 1-A OF FARMERSDELL ADDITION, AN ADDITION OF THE CITY OF FARMERS BRANCH AND BEING KNOWN AS 2700 VALLEY VIEW LANE. AUTHORIZING SUCH PROPERTY BE ALLOWED THREE GENERAL BUSINESS SIGNS; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State law with reference to the granting of changes of zoning under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the Governing Body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for three general business signs, in an area presently zoned Office (o) said area being described as follows, to-wit:

SITUATED in the City of Farmers Branch, Dallas County, Texas and being Lot 1-A of FARMERSDELL ADDITION, an addition to the city of Farmers Branch Texas, according to the map thereof recorded in volume 17 at page 377 of the Map Records of Dallas County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at an iron rod for corner at the Southeast corner of the intersection of Valley View Lane and Tom Field Road;

THENCE North 67 deg. 42 min. East, 43.0 feet along the South line of Valley View Lane to an iron rod set for corner at the beginning of a curve to the right, said curve having a radius of 945.13 feet;

THENCE Northeasterly with the curving South line of Valley View Lane, 63.5 feet to an iron rod for corner at its intersection with the curving West line of Holbrook Drive, said curve having a radius of 716.2 feet;

THENCE Southerly along said curving West line of Holbrook Drive, to the right a distance of 113.30 feet to an iron rod set for corner at the Southeast corner of said lot 1-A;

THENCE West along the South line of said lot 1-A, 117.4 feet to an iron rod for corner at the Southwest corner of said lot 1-A on the East line of Tom Field Road;

THENCE North 73.0 feet along the east line of said Tom Field Road and the West line of said lot 1-A to the Place of Beginning and being known as 2700 Valley View Lane, Farmers Branch, Texas.

SECTION 2. Said signs shall not exceed the areas or dimensions shown on exhibits A, B and C, which are attached to and expressly made a part of this ordinance. Additionally, the materials of the signs shall be of the construction and materials as described in Exhibits A, B, and C. Said signs shall be located as described in Exhibits A, B, and C.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended herein by the granting of a specific use permit for general business signs as described herein only.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 5. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED BY the City Council of the City of Farmers Branch, Texas, on the 19 day of August, 1974.

APPROVED:

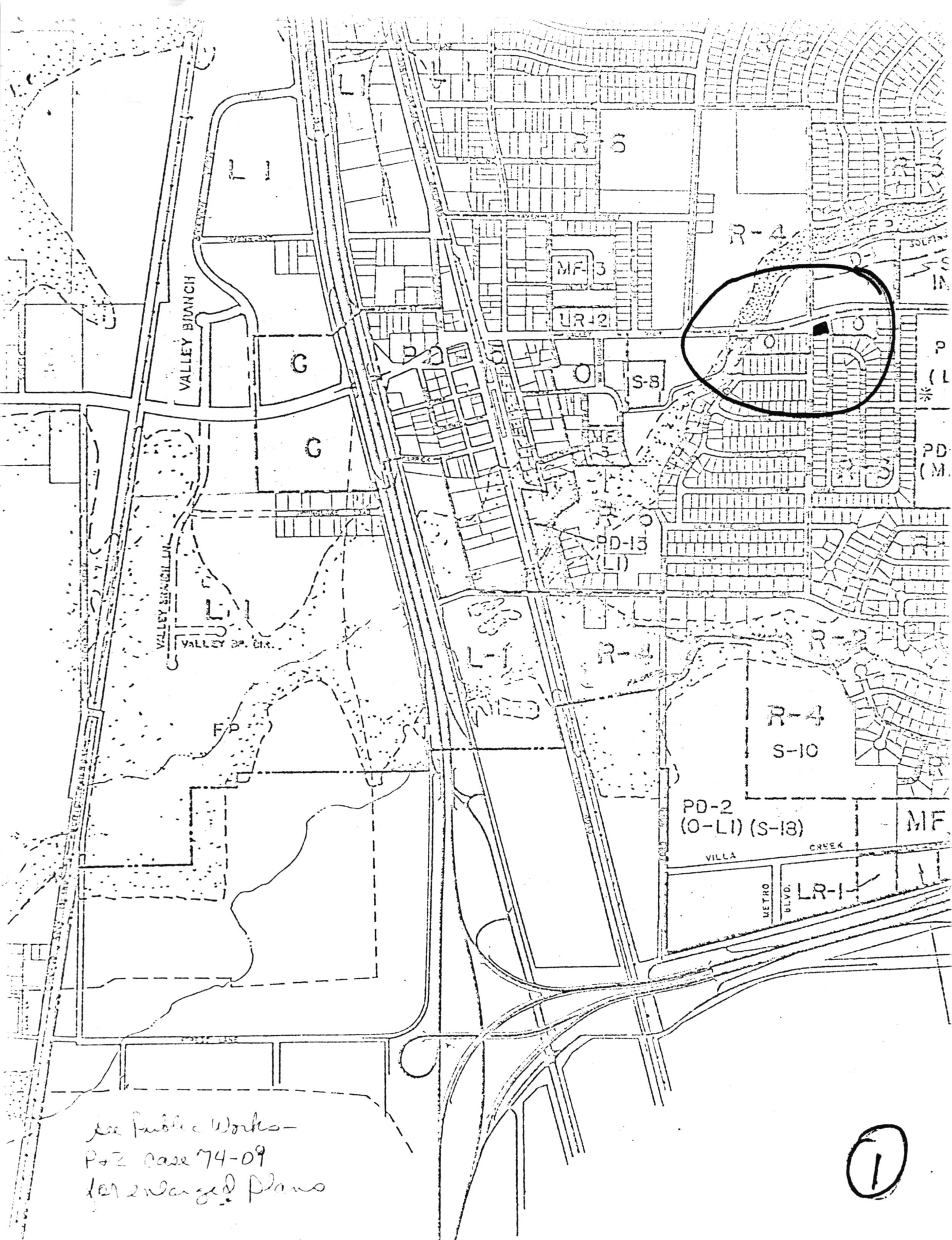
George B. Zimmerman
Mayor

APPROVED AS TO FORM:

Doug McCallon
City Attorney

ATTEST:

Lowell
City Secretary

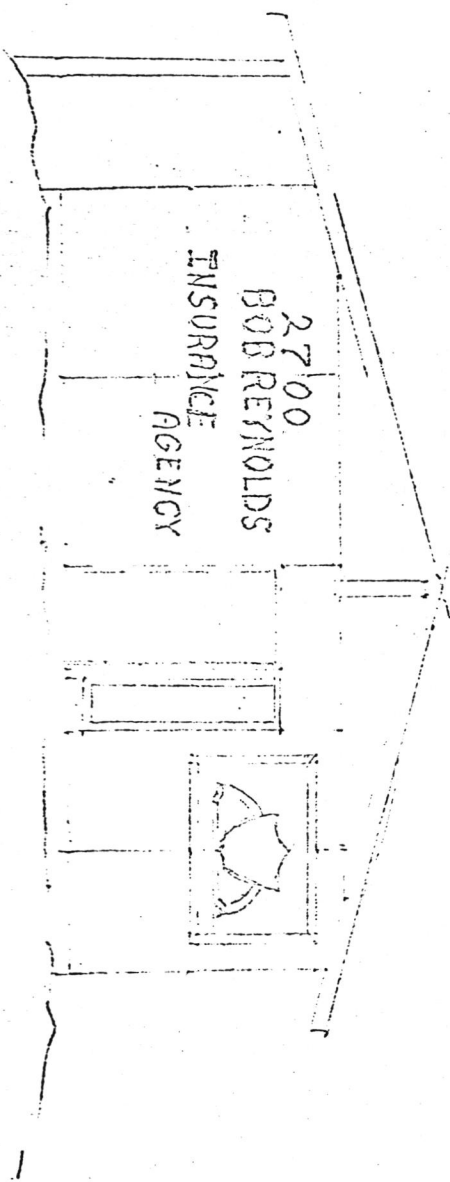


See Public Works -
P-2 case 74-09
for enlarged plans

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VIEWED FROM NORTH-VALLEY VIEW LANE

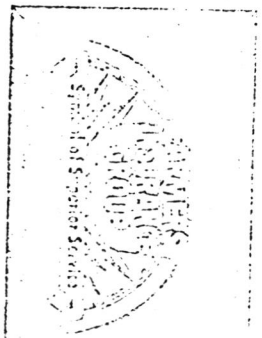
2700 VALLEY VIEW LANE, FARMERS BRANCH, TEXAS 75234



BOB REYNOLDS INS. AGENCY
2700 Valley View Lane
FARMERS BRANCH, TEXAS 75234
Ph. 241-3231

41-1,00

ENLARGED VIEW OF SIGN
SIGNAGE PHOTO W.X.C.I.



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